



Flathead County Planning & Zoning

1035 1st Ave W, Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210

CANYON AREA LAND USE REGULATORY SYSTEM APPLICATION FOR MAJOR LAND USE REVIEW

*Submit this application, all required information, and appropriate fee (see current fee schedule)
to the Planning & Zoning office at the address listed above.*

FEE ATTACHED \$ 700.00

OWNER(S) OF RECORD:

Name: Green Valley Ranch, LLC Phone: 406-250-0079
Mailing Address: 300 Desert Lodge Rd. City, State & Zip: Coram, MT 59913
Email: steelhh@gmail.com

PERSON(S) AUTHORIZED TO REPRESENT THE OWNER(S) AND TO WHOM ALL CORRESPONDENCE IS TO BE SENT:

Name: Josh Steel 406-250-0079 Phone: above address & email
cc-Name: Cris Coughlin Montana Raft Co.
Mailing Address: PO Box 330 City, State & Zip: West Glacier MT 59937
Email: cris@glacierguides.com phone: 406-387-5555

LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

Street Address see attached list

City/State & Zip _____

Assessor's Tract No.(s) _____ Lot No.(s) _____

Section _____ Township _____ Range _____

1. Middle Canyon Region ☒
Upper Canyon Region _____

2. Describe proposed use: see attached proposal

3. Attach a plan (drawing) of property showing the following:

- Surrounding land use (usually within 300 feet).
- Dimension and shape of lot.
- Topographic features of lot.
- Water courses, drainages, wetlands.
- Size, location and use of existing buildings, open areas, etc.
- Size, location and use of proposed buildings, open areas, etc.
- Roads, driveways, proposed parking.



4. On a separate sheet of paper, discuss how each of the following will be addressed (if applicable to this project).
- Traffic flow.
 - Access off main road.
 - Parking and loading plan.
 - Refuse/garbage.
 - Utilities (telephone, electric)
 - Screening, fencing, landscaping.
 - Sewer, water and drainage.
 - Signs (size, design, location)
 - Hours of operation, # of employees
 - Noise, light, dust, fumes created by use.
5. Please attach any additional information which may have been requested at the pre-application meeting or which is necessary to further understand the project.

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be incorrect or untrue, I understand that any approval based thereon may be rescinded, or other appropriate action taken. The signing of this application signified approval for F.C.P.Z. staff to be present on the property for routine monitoring and inspection during the approval and development process.

Applicant Signature: *[Signature]* GURLLC Date: 12/15/2011
[Signature] GG/MRC 12/15/2011

INSTRUCTIONS FOR MAJOR LAND USE APPLICATION FORM:

Major land use review is required and allowed only for those new or expanding uses specifically listed as "Major Land Uses" in Chapter 6 when not specifically exempted or subject to Minor Land Use Review. Review and recommendation to the County Commissioners shall be submitted by the Planning Board. The authority to approve, conditionally approve or deny a "major land use action" is that of the Board of County Commissioners.

1. A pre-application conference with the Flathead County Planning & Zoning staff is required prior to the submission of an application.
2. Submit completed application with the appropriate fee.
3. A Certified Adjoining Property Owners List must be submitted with the application (*see forms below*). The list will be sent directly to the Planning & Zoning office, unless you request otherwise. This list is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.
4. The basis for review of this application is based on performance standards and performance guidelines as found in Chapters 4 and 5 of the Canyon Area Land Use Regulatory System adopted by Flathead County, Resolution #1049A.
5. This application will be forwarded to the appropriate Middle or Upper Canyon Land Use Advisory Committee for their review and comment.
6. The Flathead County Planning Board will hold a public hearing on this issue. A recommendation is forwarded to the County Commissioners for final action.
7. Approval, conditional approval, or denial of the application by the Commissioners within the applicable review period.



December 14, 2011

Green Valley Ranch, LLC
300 Desert Lodge Rd.
Coram, MT 59913



Existing Use and Structures on Property:

Green Valley Ranch, previously named the Desert Mountain Lodge has been an operating dude ranch at this location since 1947. Existing buildings cover approximately 12,000 sq. ft. The structures include a lodge, 2 barns, 2 cabins, outhouse and a tent camp. There is also a network of trails and roads that have been used for logging and recreational activity including groomed xc-skiing, horseback riding, hiking, mountain biking, snowmobiling, and overnight camping (see attached Road Map).

Proposal:

Expansion of existing commercial recreation to add a zip line tour and ropes course.

This Major Land Use application is for adding a zip line and ropes course tour at the Green Valley Ranch (also previously known as the Desert Mountain Lodge). A Major Land Use is necessary because some of this historic dude ranch property is located in Middle Canyon Zoning and subject to CALURS and the project will be greater than one acre in size. The zoning administrator concurs there is historical use on the entire property as a dude ranch since 1947 with commercial recreational activity, and therefore this is an expansion of that use. See planning directors letter dated December 6, 2011.

Size, Location and Use of Proposed Buildings, Structures:

A zip line is a series of lines, or cables, suspended above ground that people individually travel, or zip across. The design of a zip line requires poles erected at both ends of each individual line. A metal cable is then suspended between the two poles. There are decks or platforms needed to stand on for take-off and landing purposes at either end of the line, people then use a harnessed trolley to zip across the cable to the next platform. There are also suspension bridges to walk across and trails between. The typical span of an individual zip line ranges from 100' to 2000'. A ropes course is something that could be described as an obstacle course and is typically on approximately a half acre of land. We initially plan to construct 8 lines; 5 single zip lines and 3 double zip lines (two lines side by side), with 2 to 3 suspension bridges. This initial phase will require approximately 28 poles and 16 decks.

The decks will vary in size, averaging 400 sq ft. We plan to expand in the future to construct up to 12 double zip lines. We have hired a professional consultant that designs these courses and handles all the engineering and safety standards.

We have a rough draft for the layout of the area the zip lines will be constructed (see attached mapping). However, due to a variety of reasons, this route will change during the actual construction due to topography constraints or a variety of other reasons that are typically unforeseen prior to actual construction.

Phase 2 and 3:

Initially the office and staging area will be at the Montana Raft Company office, 4 miles east on Hwy 2. However if the staging moves on premise, there would be a need for buildings to accommodate that. We plan to expand into a second and third phase of building this project and ask that the addition of the following structures be adopted into this Major Land Use. We see the second phase including a sheltered pavilion 24' x 60', most likely located near the beginning of the course at the northeast corner of the Ranch. A third phase including a 1,000 sq ft. office, a 600 sq. ft. equipment shed and a 400 sq. ft. restroom facility, see attached map with location for these facilities either at 3 or 4.a. Utilities would then need to be installed and all appropriate building, water and septic permits would be acquired.

Traffic:

The main access for this activity will be the historical access previously used for the horse outfitting business on the Green Valley Ranch, crossing Forest Service land on FS Road 11067. The approach off the highway is just north of the Desert Lodge road, across from Belton Stage Road. FS Road 11067 is identified on the Forest Service map as:

-Roads Open to Highway Legal Vehicles

An additional access approach may be researched through the County, MDT and the Forest Service entering further north on the Ranch property near the northwest corner. All appropriate approach and easement permits will be acquired. In the initial phase we plan to exit the property at the northwest corner if that approach is approved (see 4 on map).

We envision this will add 20 to 24 jobs in the area; at the height of the season there will be approximately 12 to 15 employees per day, approximately 6 to 18 tours per day with an expected average of 12 people per tour. Tour length will be approx 2 to 3 hours. Vehicle trips will be 1 per tour as the main staging initially is planned to be at the Montana Raft Company office (4 miles east), and this would be approximately 30 vehicle trips per day. Vehicle trips per day would increase if the staging area were to move on premise to approximately 95 trips per day at the height of the season.

Roads:

Existing roads will be used. There is a network of roads and trails throughout the property from previous recreational and logging use.

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Parking:

Parking will be provided for up to 50 vehicles, this will be adequate through Phase 3 if we have guests meet and stage on premise and not at the Montana Raft Company office. We plan to use an existing cleared area called Landing 1 for employee and guest parking (see 3 on map). On the relief map you can see a clearing at Landing One. The size of this area is 370' x 80' of cleared and level terrain so not much will need to be done to accommodate parking other than slight enhancements to identify spaces and direction (see Parking layout). Landing One is also where structures would be added during Phase 3 for office sales and equipment storage to enhance the staging area. The location of parking and staging facilities would be (from 3 on the map) at the northwest corner if that access approach is acquired (see 4 and 4.a on the map). The Montana Raft Company office has ample parking to handle the added traffic and feel many of the guests will be duplicate of rafting and hiking guests.

Restrooms:

We will have 1 to 2 porta-pottie stations. Location is still to be determined as to the final layout of the course and demand. We may find the need in the future to install restroom facilities (phase 3). If such need arises we will secure appropriate permitting through the proper agencies at that time, i.e., well and/or septic permits through Flathead County Environmental Health, DEQ, and/or any agency or permit that governs that process. The meeting location at Montana Raft Company's office has a restroom guests may use prior to departure as well the porta-potties on premise.

Refuse/Garbage:

Contracted through Glacier Disposal, utilizing bear proof containers.

Utilities:

None at this time. Generators will be needed for construction of the zip lines and landing decks. We do not see a need to run power to that portion of the ranch at this time. If the staging area moves on premise there will be a need to bring power and phone lines to the third phase proposed buildings; office, restrooms and equipment storage.

There is a main power line and gas line that cross the property (see map).

Screening, fencing, landscaping:

This property is well screened with natural vegetation. The current access road is gated (see 2 on map). The areas around the decking may be lightly landscaped and some trail work may be necessary. Leaving the land in its natural state will be part of the appeal of the tour.

Sewer, water and drainage:

There is no need for a septic system at this time as we will be using porta-potties. However, down the road in phase 3 with the addition of office and restroom

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facilities, we would need a well and septic system. All necessary permits will be secured at that time.

Natural resources, steep slopes, high groundwater, flood plain:

There are a few areas on the property that have approximately 30% slope and potential of high ground water, however we will not be constructing anything near these areas. This property is not in a flood plain. Much of this property was selectively logged so there will be minimal tree removal.

Neighbors and adjoining properties:

The portion of the ranch where the zip line will be installed is exclusively bordered by Forest Service land. A few years back the Montana Raft Company owners spoke with the Forest Service about installing a zip line course on Forest Service lands and were told FS lands could not be used for that purpose, that they would need to find private land for that activity. We have spoken with the Forest Service now about the addition of a zip line course to Green Valley Ranch and they said they have no problem with it.

Signs:

A sign at the northwest corner of the property that touches the highway would not be visible to traffic, nor a useful location, and since the staging is taking place at Montana Raft Company's office, we feel their office would be the best location for a sign. We would ask that the allotted sign allowance be added to the staging location at the Montana Raft Company's office, with the option in the future to move it to the Green Valley Ranch highway access location later without a variance if the staging moves on premise.

Hours of operation, # of employees:

Initially we envision hours of operation to be 7am to 9pm May through October. However we may run occasional night tours, full moon tours and possibly winter tours depending on demand. We will staff approximately 24 employees, 12-15 per day.

Noise, light, dust, fumes created by use:

Minimal. There will be some noise from general construction and the use of generators. However, once the zip lines and ropes course is operational, noise will only be from human voices, a low whizzing sound when someone zips across the cable would be heard if you were in close proximity and the occasional vehicle. We do not see a need to light the zip lines although we may do some night zipping with headlamps and lanterns. When Phase 3 happens, there will be minimal lighting added, but we are sensitive to the night sky and would be selective on the type of lighting used. Dust will be mitigated based on need, at 30 vehicle trips per day we feel it will be very minimal. If all staging moves on premise there will be more dust and we will work with the Forest Service and the County to use best management practices to further mitigate.

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